

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 01/12/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0111.01 - East Riverside/Oltorf Neighborhood Plan, Tract 203 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2600 and 2600 1/2 S. Pleasant Valley Road (Country Club Creek Watershed) from neighborhood commercial (LR) district zoning to family residence (SF-3) district zoning. Planning Commission Recommendation: To grant family residence (SF-3) district zoning. Applicant: Pleasant Valley Villas. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** _____



MEMORANDUM

TO: Will Wynn, Mayor and City Councilmembers

FROM: Robert Heil
Neighborhood Planning and Zoning Department

DATE: January 3, 2006

RE: East Riverside / Oltorf Combined Neighborhood Plan

On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

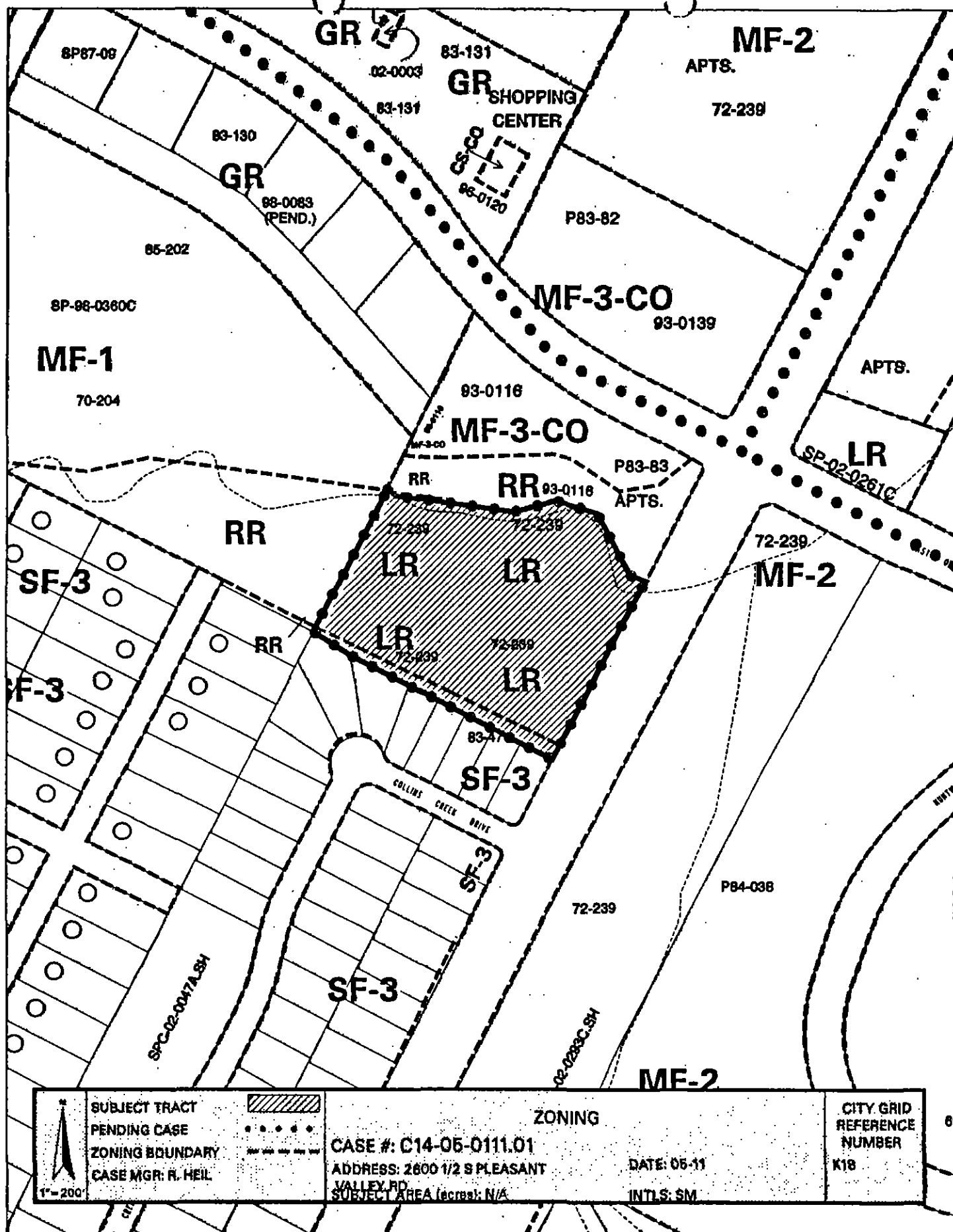
Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Case	Address	Plan/Tract(s)	From	To
C14-05-0111.01 ..	2600 Pleasant Valley	Parker Lane/203	LR	SF-3
C14-05-0111.02 ..	2507 Burleson Rd	Parker Lane/204	GR	MF-2
C14-05-0111.03 ..	2800 Metcalfe Rd	Parker Lane/208	SF-3	P
C14-05-0111.04 ..	2101 Wickshire	Parker Lane/213	SF-3	P
C14-05-0111.05 ..	4705-4811 E. Oltorf	Parker Lane/224	MF-2	SF-6
C14-05-0112.01 ..	1902-1912 E Riverside	Riverside/15	CS-1	GR
C14-05-0112.02 ..	2410 E Riverside Dr	Riverside/30	CS	GR
C14-05-0112.03 ..	2410 E Riverside Dr	Riverside/31	CS-1	GR
C14-05-0112.04 ..	1605 E Riverside	Riverside/46	CS	GR
C14-05-0112.05 ..	1601 S IH-35	Riverside/49	LR	LO
C14-05-0112.06 ..	1840 Burton Dr	Riverside/57	LR	MF-3
C14-05-0113.01 ..	1500 1/2 Pleasant Valley	Pleasant Valley/300	MF-3/MF-5 ..	P
C14-05-0113.02 ..	East Riverside & Oltorf	Pleasant Valley/302-303 ..	LR	SF-1
C14-05-0113.03 ..	5602, 5604 E Riverside	Pleasant Valley/304-305 ..	SF-3	LR-MU-CO
C14-05-0113.04 ..	2101 Wickersham	Pleasant Valley/309	GR-CO	GR-MU-CO
C14-05-0113.05 ..	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.



ZONING CHANGE REVIEW SHEET

CASE: C14-05-0111 (Parker Lane NP)

P. C. Date: August 9, 2005

October 11, 2005

October 25, 2005

AREA: 1130.72 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Robert Heil)

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Austin Neighborhoods Council
- Barton Springs/ Edwards Aquifer Conservation Dist.
- Burleson Heights Neighborhood Association
- Burleson Parker Neighborhood Associations
- The Crossing Gardenhome Owners Association
- East Riverside/Oltorf & Montopolis Neighborhood Planning Team
- Franklin Park Neighborhood Association
- Kensington Park Homeowners Association
- Metcalfe Neighborhood Association
- Montopolis Area Neighborhood Alliance
- Onion Creek Homeowners Association
- PODER – People Organized in Defense of Earth & Her Resources
- Riverside Farms Road Neighborhood Assn.
- South Austin Commercial Alliance
- South Central Coalition
- South River City Citizens Association.
- Southeast Austin Neighborhood Alliance
- Southeast Corner Alliance of Neighborhoods (SCAN)
- Southeast Neighborhood Planning Contact Team
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association.
- Terrell Lane Interceptor Association.

AREA OF PROPOSED ZONING CHANGES: The Parker Lane Neighborhood Planning Area is bounded by Oltorf to the north, Montopolis Blvd to the east, Ben White Blvd to the south and IH-35 to the west (see Attachment 1: Map of the Neighborhood Planning Area).

AREA STUDY: East Riverside/Oltorf Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: Blunn, County Club, Harper's Branch, and Williamson Creeks

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes (US Highway 71)

SCHOOLS: (AISD)

Travis Heights Elementary School
Linder Elementary School
Martin Middle School
Fulmore Middle School
Travis High School

SUMMARY OF STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 26 tracts (numbered 200-225) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts. (See Attachment 4).

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0112 Riverside Neighborhood Plan Rezoning; C14-05-0113 Pleasant Valley Neighborhood Plan and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

LIST OF ATTACHMENTS:

Attachment 1: Map of Neighborhood Planning Area
Attachment 2: Neighborhood Planning Area Current Zoning
Attachment 3: Tracts Proposed for Rezoning
Attachment 4: Map of Tracts Proposed for Rezoning
Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).
Attachment 6: Description of Proposed Base Districts
Attachment 7: Neighborhood Plan Special Uses
Attachment 8: Neighborhood Design Tools

PLANNING COMMISSION RECOMMENDATION:

August 9, 2005: Postponed to 10/11 (staff).

October 11, 2005: Postponed to 10/25 (staff).

October 25, 2005:

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

NEIGHBORHOOD PLANNER: Jackie Chuter
e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

- | | |
|--|---|
|  Park |  Planning Area |
|  Creek |  Street |
|  Lake or Pond | |

0 2,500 5,000 10,000 Feet

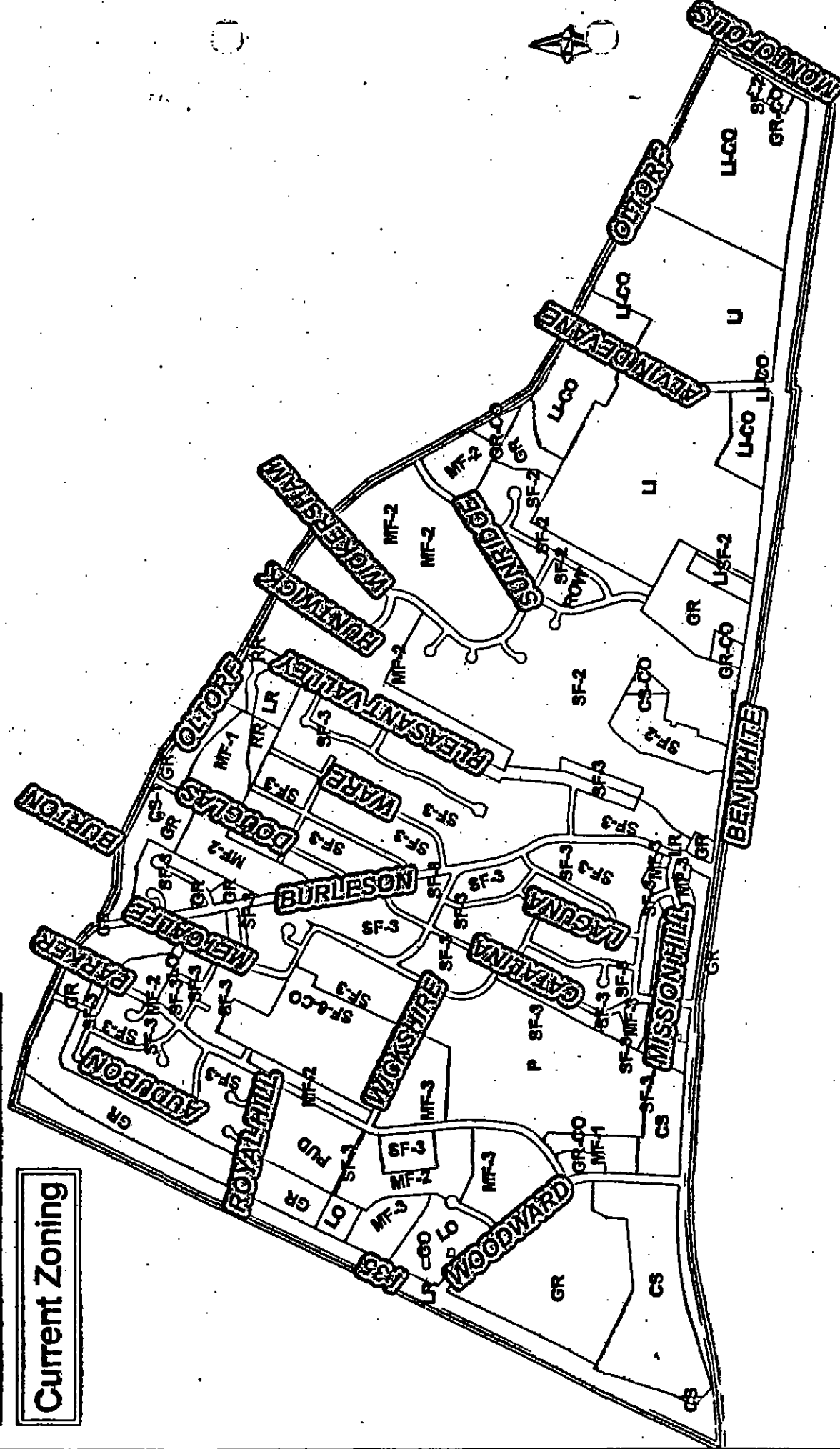
EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLANNING AREA

Parker Lane Plan Area

Current Zoning

C14-05-b111

Attachment 2



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding the accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

C14-05-0111

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 26 tracts (numbered 200-225) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts. (See Attachment 4).

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

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BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
IH 35	Varies	Varies	Arterial	No	#14, 61	No
Ben White Blvd.	Varies	Varies	Arterial	Yes	#14	No
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Burleson Road	70'	50'	Arterial	Yes	#14	#61
Woodward Street	80'	40'	Arterial	Yes	#328	#59
Montopolis Drive	80'	45'	Arterial	Yes	#4, 350	#65
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
Parker Lane	70'	40'	Collector	Yes	#27, PL	#59

Environmental

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club Creek Watershed of the Colorado River Basin, while some portions fall within the Carson Creek and Williamson Creek watersheds, all of which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Smaller parts of the western side of this neighborhood lie within the Blunn and Harpers Branch Creek watersheds, which are classified as Urban Watersheds.

Under current watershed regulations, development or redevelopment within the Suburban Watershed parts of this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there is a floodplain within the Country Club Creek Watershed portion of the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Water quality requirements for each watershed classification are as follows

Suburban: Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Urban: Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm and 25-8 for all development and/or redevelopment.

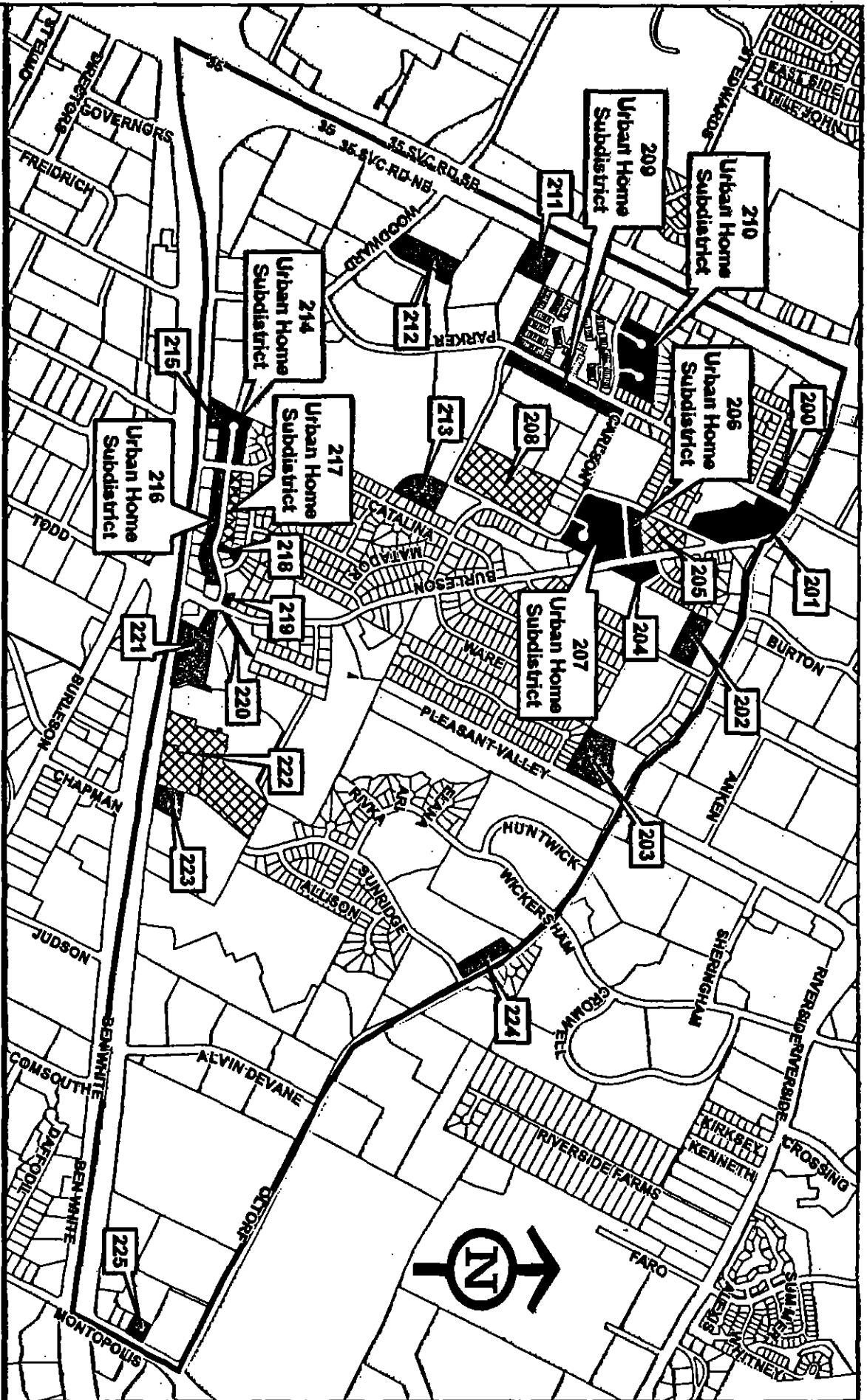
Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Highway 71 is a scenic roadway.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



**Parker Lane Neighborhood Plan Combining District
Tract Map for Rezoning
Zoning Case #C-14-05-0111
Exhibit _____**



City of Austin
Neighborhood Planning and Zoning Department
September 21, 2005

Tracts for Rezoning

	200-204
	205-209
	210-214
	215-219
	220-224
	225



**Parker Lane Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case #C14-05-0111**

TRACT NUMBER	ADDRESS	FROM	TO
200	2314 Parker Lane	GR	MF-2-NP
201	1817 E. Oltorf Street	LO, GR	MF-2-NP
202	2336 1/2 Douglas Street (A 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas Street and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	GR	MF-3-NP
203	2600, 2600 1/2 S Pleasant Valley Road	LR	SF-3-NP
204	2507, 2513 1/2 Burleson Road	GR	MF-2-NP
205	2500 Burleson Road, 2501 1/2 Metcalfe Road	GR	MF-2-NP
206	2000, 2002, 2004, 2006, 2008, 2010, 2012 Iroquois Lane	SF-3	SF-3-NP
207	2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019 Iroquois Lane; 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2610, 2612, 2614, 2616 Reeves Circle; 2604, 2606 Burleson Road; 2609, 2611, 2701 Metcalfe Road	SF-3	SF-3-NP
208	2800, 2904 Metcalfe Road	SF-3	P-NP
209	2717, 2719, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2901, 2903, 2905, 2907, 2909, 3001, 3003, 3005, 3007 Parker Lane	MF-2	LR-MU-CO-NP
210	2700, 2701, 2702, 2703, 2704, 2705, 2706 Mulford Cove; 2700, 2701, 2702, 2703, 2704, 2705, 2706 Little Valley Cove; 1626, 1628, 1700, 1702, 1704, 1706, 1708, 1710, 1712 Royal Hill Drive; 2704, 2706, 2708, 2710, 2712, 2714 Parker Lane	SF-3	SF-3-NP
211	3105 S. IH-35 Svc Road NB	LO	MF-3-NP
212	3300 Parker Lane (3.52 acre tract of land out of Knoll Phase IV Subdivision, further described as west of the center line of San Marino Drive and extending north into the vacated portion of San Marino Drive)	LO	MF-3-NP
213	2101 Wickshire (Abs 24 Del Valle S Acr 2.717)	SF-3	P-NP
214	2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212 Mission Hill Drive	MF-3	LO-MU-NP
215	2214, 2216 1/2, 2222, 2230 E. Ben White Blvd.	MF-3	GR-NP
216	2215, 2217, 2219, 2221, 2301, 2303, 2305, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2501 Mission Hill Drive	MF-3	LO-MU-NP
217	2216, 2218, 2220, 2222, 2300, 2302, 2304, 2400, 2402 Mission Hill Drive	MF-3	LO-MU-NP
218	2404 Mission Hill Drive; 2407 Ventura Drive	SF-3, MF-3	P-NP
219	2414 Ventura Drive (Lot 20, Mission Hill, Section 3)	LR	MF-2-NP
220	0 Burleson Road (Abs 24 Del Valle S Acr .56)	SF-3	P-NP

Parker Lane Neighborhood Plan Combining District:

Tracts Proposed for Rezoning

Case #C14-05-0111

TRACT NUMBER	ADDRESS	FROM	TO
221	3507 Burleson Road and 4420 1/2 - 4500 E. Ben White Blvd. (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north right-of-way line of Ben White Blvd.); 4514 E. Ben White Blvd.	SF-2	LO-NP
222	4600, 4604 E. Ben White Blvd.	SF-2	GO-NP
223	4818 E. Ben White Blvd.	GR-CO	GR-NP
224	4705, 4707, 4709, 4801, 4803, 4805, 4807, 4809, 4811 E. Oltorf Street	MF-2	SF-6-NP
225	2918, 3000 Montopolis Drive	SF-2	GR-NP